

Industry Zoned Land | Snohomish, WA

FOR SALE



Development Opportunity
Snohomish, WA

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Property Overview



I ZONING
PERMITTED USE TABLE
CLICK FOR LINK

[View all Permitted Uses](#)

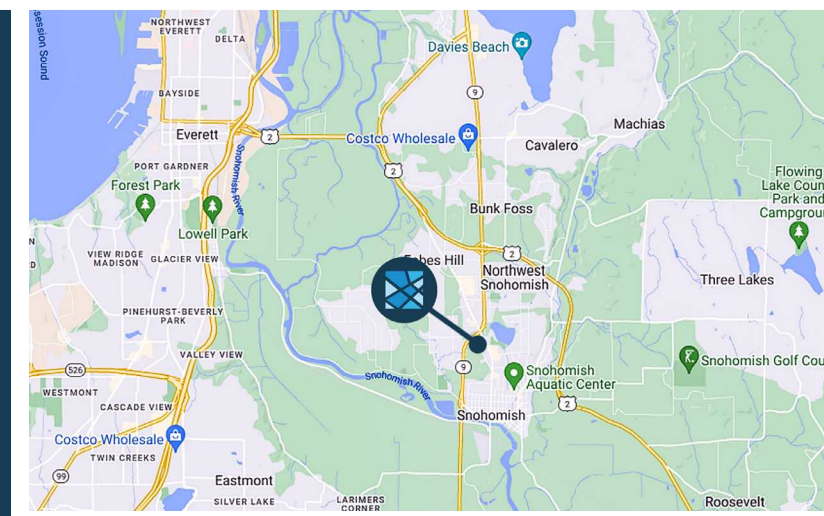
Address: 1200 Bonneville Ave, Snohomish, WA

Parcel Numbers: 280512-004-003-00, 280512-004-004-00
280512-004-011-00, 280512-004-006-00

Land Area: 16.76 Acres (730,066 SF)

Zoning: I (Industry), City of Snohomish

Permitted Uses: Light Manufacturing, Warehousing,
Storage, Construction Yard, Retail, etc.



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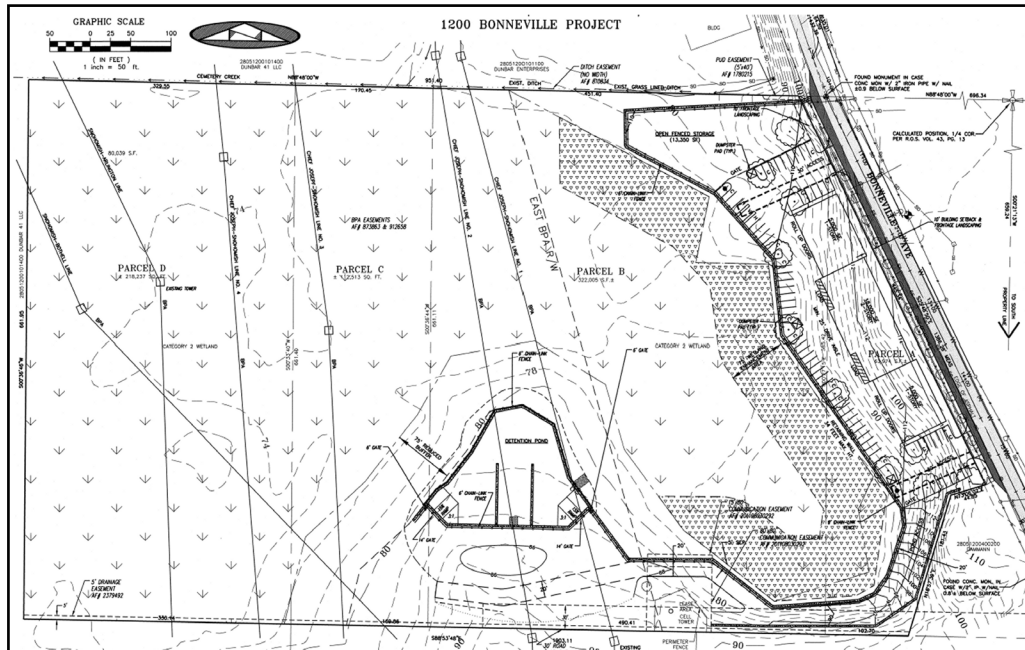
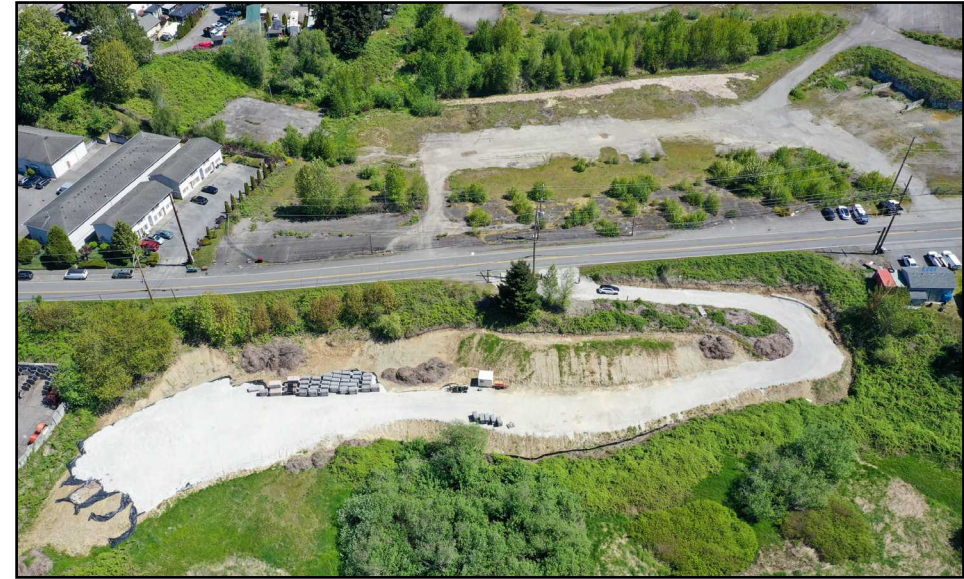
Development Potential



1200 BONNEVILLE AVE DEVELOPMENT POTENTIAL

The property had previous approvals for a site development plan which consisted of preparing 4.13 acres of land for future industrial development, and for a critical areas variance, reducing the standard buffers widths of a Category II wetland on-site by up to 96 percent.

Approvals have since expired. There have been several reports and studies completed on the property which can be made available to any prospective buyer or developer and provide further insight on the development potential.



COMPLETED REPORTS/STUDIES

- Site Plan
- Civil Site Plan
- TESC Plan
- Grading & Drainage Plan
- Utility Plan
- Frontage Plan
- Geotechnical Report
- Drainage Report
- Critical Areas Report
- Mitigation Plan
- Cross-Sections
- Storm Profiles
- Flow Control Details
- Drainage Details
- Road/Driveway Details
- Meter Details
- Retaining Wall Details
- Existing Conditions
- MDNS
- SEPA

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Parcel Map

280512-004-004-00
LAND AREA: 7.50 ACRES (326,700 SF)

280512-004-006-00
LAND AREA: 5.00 ACRES (217,800 SF)

280512-004-003-00
LAND AREA: 1.76 ACRES (76,666 SF)

280512-004-011-00
LAND AREA: 2.50 ACRES (108,900 SF)

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